

PUBLIC MEETING MINUTES

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on May 20th, 2026, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee
May 20th, 2026, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381
MINUTES

Committee Members Present: Arthur Bredehoft, Bob Adams, John Anderson, John Anthony Brown, Andrew Freeman, Dan Kolkhorst

Staff Present: Kimberly McKenna, Devon Jorden, Neslihan Tesno, Michael Pechanec, Rick Wohlfarth, Katheen Eaton

Counsel Present: Bret Strong, Peter Falivene

- I. Welcome and Call the Meeting to Order**
Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 p.m.
- II. Pledge of Allegiance.**
Chairman Arthur Bredehoft led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.
- III. Receive, consider and act upon adoption of the meeting agenda.**
There was a motion to adopt the meeting agenda by Andrew Freeman with a second by Bob Adams. The motion carried unanimously. John Anderson was not present for the motion.
- IV. Public Comment.**
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of April 15th, 2026.**
The minutes of the meeting of April 15th, 2026 were presented to the committee. It was then moved by John Brown and seconded by Andrew Freeman to approve the minutes as presented. The motion carried unanimously. John Anderson was not present for the motion.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items E, F, G, H, I, J, K, and L and Residential items L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, 9, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 23. It was then moved by Bob Adams and seconded by John Brown to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by John Brown and seconded by Andrew Freeman to approve the residential summary list as presented. The motion carried unanimously. John Anderson was not present for the motion.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee recessed to Executive Session at 5:07p.m.

VIII. Reconvene in Public Session.

The committee Reconvened to Public Session at 5:24p.m.

IX. Consideration and Action of Residential Covenant Violations and Requests for Deferment.

- L1. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
7 Player Ridge Court
Lot 0018, Block 0001, Section 0083, Village of Sterling Ridge
This item was heard by the committee under the summary list as presented by staff. This item was resolved prior to the meeting and as a result, the committee took no action on the item.
- L2. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
27 Palmer Green Place
Lot 0014, Block 0005, Section 0055, Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.
- L3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
38 Shallowford Place
Lot 0018, Block 0001, Section 0011, Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.
- L4. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
107 West Arbor Camp Circle
Lot 0058, Block 0001, Section 0004, Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.
- L5. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

10 Liliun Court

Lot 0017, Block 0001, Section 0013, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.

- L6. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

22 South High Oaks Circle

Lot 0049, Block 0006, Section 0038, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to the next meeting. The motion carried unanimously. John Anderson was not present for the motion.

- L7. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

1715 North Red Cedar Circle

Lot 0036, Block 0002, Section 0010, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. This item was resolved prior to the meeting and as a result, the committee took no action on the item.

- L8. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

8 Meadow Star Court

Lot 0045, Block 0001, Section 0015, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to the next meeting pending a possible resolution by the owner. The motion carried unanimously. John Anderson was not present for the motion.

- L9. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

15 Shoreline Point Drive

Lot 0005, Block 0001, Section 0026, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.

- L10. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

15 Spicebush Court

Lot 0007, Block 0005, Section 0005, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff

to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.

- L11. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

16 Coralberry Road

Lot 0007, Block 0001, Section 0001, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to the next meeting. The motion carried unanimously. John Anderson was not present for the motion.

- L12. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

26 Amber Leaf Court

Lot 0041, Block 0003, Section 0030, Village of Pather Creek

This item was heard by the committee under the summary list as presented by staff. This item was resolved prior to the meeting and as a result, the committee took no action on the item.

- L13. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

14 Raindream Place

Lot 0075, Block 0007, Section 0001, Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. John Anderson was not present for the motion.

- L14. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

158 South Vershire Circle

Lot 0041, Block 0003, Section 0030, Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. This item was resolved prior to the meeting and as a result, the committee took no action on the item.

X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. Variance request for the existing building signs that exceed the maximum height and number allowed and advertise services provided within the business.

The Woodlands GL Holdings LLC / Rapid Care Emergency Room

26306 Kuykendahl Road

Lot 0578 Block 0509 Section 0000 Village of Creekside Park

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design

Standards. It was then moved by Bob Adams and seconded by John Anderson to conditionally approve the variance on the following conditions:

- Sign A1 is not to exceed 36" in overall height. Remove existing sign and replace with sign that does not exceed 36". Patch and paint area as need to match existing conditions.
 - Logo may remain in color on the condition the owner submits a logo registration application to the United States Patent & Trademark Office with color noted as a feature of the mark within six months of this date of approval or not later than November 20, 2026. If the application is not made in the required time period, the logo must be modified to be white.
- Allow Sign A2 as installed.
- Allow secondary building Sign B2 as installed.
- Remove Sign D "Patient Drop Off" signage. Patch and paint area as need to match existing conditions.
- Remove Sign B-1 "Open 24/7". Patch and paint area as need to match existing conditions.
- Remove C1 & C2. Patch and paint area as needed to match existing color of the building.
- Signs to be removed and areas patched and repaired within 60 days or not later than July 22, 2026.
- Repaint the ambulance symbol at the rear of the facility to like new condition.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent signage must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- Must submit any all exterior window graphics for review and approval prior to installation.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- B. Variance request for the existing monument signs that do not comply with the criteria regarding illumination and do not include address numbers on the Kuykendahl Road sign.

The Woodlands GL Holdings LLC / Rapid Care Emergency Room

26306 Kuykendahl Road

Lot 0578 Block 0509 Section 0000 Village of Creekside Park

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by John Anderson to conditionally approve the variance on the following conditions:

- Revise all text to white push through acrylic lettering
 - Logo may remain in color on the condition the owner submits a logo registration application to the United States Patent & Trademark Office with color noted as a feature of the mark within six months of this date of approval or not later than November 20, 2026. If the application is not made in the required time period, the logo must be modified to be white.
- Revise monument sign B to include the property address numbers at the lower center of the sign, rescaling the business name for all components to fit.
- Allow internal illumination.
- Revised sign specifications to be submitted within 60 days, not later than July 22, 2026.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent signage must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for the building color change and standing seam metal roof both of which were installed without a permit.

Keyes Holdings

1755 Woodstead Court

Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by John Anderson to conditionally approve the existing building color, standing seam metal roof and required the owner to add landscaping in front of the building nearest the monument sign for reforestation and to soften and screen the view. Additionally, the owner must include one native canopy tree to the landscape bed nearest the building to soften and screen the view of the building. Planting to be completed by 2026 year-end. The motion carried unanimously.

- D. Variance request for the existing monument sign that contains the full street address, includes a logo that exceeds the maximum size allowed, does not include proof of registered business name for one of the tenants and was installed without a permit.

Keyes Holdings

1755 Woodstead Court

Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by John Anderson to deny as presented and require the owner to revise and resubmit on the following conditions:

- Allow full street address as variance was granted for previous sign and for nearby signs.
- Split the single panel into two equally sized dark bronze panels.
- Sign lettering to be white flat cut-out letters applied to the surface of the panel.
- Recommend La Bella Verita propose a business clarifier in lieu of tagline. Provide registered name of the business.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- Revise and resubmit in 60 days.

The motion carried unanimously.

- E. Consideration and action for the proposed tenant panel sign that does not match the existing tenant panel signs in background and lettering color.

Timberloch Inc. / Huntington Bank

2002 Timberloch Place, Suite 600

Lot 0290 Block 0547 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve on the following conditions:

- Background color of tenant panel to match the other tenant panels.
- Panel to be routed aluminum to match other panels. Logo and lettering may be green. Provide updated specifications detailing all materials and colors.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously. John Anderson was not present for the motion.

- F. Variance request for the proposed reserved parking signs that do not comply with the criteria.

Timberloch Inc. / Huntington Bank

2002 Timberloch Place, Suite 600

Lot 0290 Block 0547 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve the variance as presented and encourage all reserved parking to be consistent on the property. Must comply with Commercial Planning and Design Standards. The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals. The motion carried unanimously. John Anderson was not present for the motion.

- G. Variance request for the proposed preliminary plans for the parking lot addition that include rows that exceed the maximum number of spaces allowed, omit landscaping islands within the rows and encroaches through the forest preserve.

The Woodlands Methodist Church

2200 Lake Woodlands Drive

Lots 8651, 8652 Block 0547 Section 0999 Village of Research Forest

Lot 0650 Block 0599 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve the preliminary plans on the following conditions:

- Allow variance for consecutive number of spaces without landscape islands and for rows that exceed the maximum number of spaces allowed.
- The landscape islands that are new to the design at the ends of parking, or the entrance curves into the new parking lot are to have plantings/trees consistent with what has been permitted at the remainder of the campus.
- Provide final tree removal count.
- Encourage that at least a portion of the two to three areas of trees on the southern edge of the new lot be salvaged with the use of landscape islands to offset the notable variances throughout the property that have allowed them to design without the 20 spaces per landscape island criteria previously.
- Parking lot striping and directional paving arrows (if used) are to match the existing adjacent lots in color and design.
- Ensure the introduction of the new lot does not invalidate the property's hard surface coverage requirements. Owner to provide updated hard surface calculation.
- Submit application for final review by Staff.
- No lighting is approved at this time. Should lighting become necessary, an application will be required. Recommend that site parking lot lighting be added that matches the adjacent north and adjacent south parking lots, with matching light fixtures, finishes, and light color temperature. The DSC reserves the right to have additional shielding added or lighting intensities reduced if glare or output becomes an issue.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously. John Anderson was not present for the motion.

- H. Variance request for the final plans for the proposed enclosure of the existing drive-thru and includes building façade updates and parking lot modifications that do not meet the minimum parking requirements.

Talla Ngankeu LLC

3068 College Park Drive

Lot 9003 Block 0555 Section 0999 Village of College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve on the following conditions:

- A variance is conditionally approved for the parking to be under the required amount by 8 spaces. If owner decides to incorporate the two additional spaces in the non-operable driveway, revised plans must be submitted prior to the issuance of the permit.
- Owner to coordinate with the adjacent west property to offset the parking deficiency.
- All staging areas must be enclosed with a 6' tall chain link fence with mesh screening. The fence shall have lockable gates, and all equipment shall be neutral in color with no visible signage.
- New store front window mullion systems are to be finished to match existing.
- No windows shall be mirrored to the exterior. Any window tint or shades shall be submitted for review and approval.
- The applicant was previously approved to remove OH doors and move a pedestrian door at the rear of the building. If those are no longer being removed, refinish the OH Doors to match the red color of the pedestrian doors
- Stucco to be painted Eider White.
- New, metal seam awnings in dark bronze color are conditionally approved for the front elevation.
- The art deco tile detail banding around the building shall not be damaged with awning installation.
- All new construction is to match the architectural design elements of the existing building.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously. John Anderson was not present for the motion.

- I. Consideration and action for two existing and four proposed EV charging stations on the north side of the building.
CT Intercontinental Inc. / BMW of The Woodlands
17830 Interstate 45 South
Lot 9131 Block 0555 Section 0000 Village of Town Center
This item was withdrawn and was not heard by the committee.
- J. Consideration and action for the proposed building sign.
Reg8 Sterling Ridge / Ema Japanese Cuisine
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
This item was withdrawn and was not heard by the committee.
- K. Consideration and action for the proposed blade sign.
Reg8 Sterling Ridge / Ema Japanese Cuisine
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
This item was withdrawn and was not heard by the committee.
- L. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
KM Marcell Crossing II LLC / The Blue Lion Pub
8000 McBeth Way, Suite 100
Lot 0850, Block 0049, Section 0046, Village of Sterling Ridge
This item was withdrawn and was not heard by the committee.

XI. Consideration and Action of Residential Applications.

1. Variance request for a proposed driveway replacement that will exceed the maximum hard surface area allowed and is not in compliance with the Residential Standards for a circular driveway.

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by John Brown and seconded by Andrew Freeman to approve the variance requests on the conditions:

- Owner must submit a sealed comprehensive drainage plan. Sealed Drainage plans must be sealed by a licensed registered landscape architect certified with the American Society of Landscape Architect or registered professional engineer certified with the Texas Board for Professional Engineers.
- Owner must reduce the overall hard surface area to not exceed 58-60%. Reduction in hard surface area should be reflected in revised site plan.
- Waterfall height must be reduced to not exceed 6' in elevation from grade.
- Pool may not encroach the rear or side easement. Pool decking may encroach by the amounts currently existing.

The motion carried unanimously. The committee recommended the circular portion of the driveway be modified to a design that is less serpentine and uses smoother curvature throughout for easier traversal. The committee also recommended the use of permeable pool decking to both reduce the overall hard surface area and allow for easier removal from any easement should the easement holder require access.

2. Variance request for proposed paving that will exceed the maximum hard surface allowed, encroach the rear and side easements, and is not located at least one foot from the property line.

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by John Brown to approve the variance requests on the conditions:

- Owner must submit a sealed comprehensive drainage plan. Sealed Drainage plans must be sealed by a licensed registered landscape architect certified with the American Society of Landscape Architect or registered professional engineer certified with the Texas Board for Professional Engineers.
- Owner must reduce the overall hard surface area to not exceed 58-60%. Reduction in hard surface area should be reflected in revised site plan.
- Waterfall height must be reduced to not exceed 6' in elevation from grade.
- Pool may not encroach the rear or side easement. Pool decking may encroach by the amounts currently existing.

The motion carried unanimously. The committee recommended the circular portion of the driveway be modified to a design that is less serpentine and uses smoother curvature throughout for easier traversal. The committee also recommended the use of permeable pool decking to both reduce the overall hard surface area and allow for easier removal from any easement should the easement holder require access.

3. Variance request for a proposed summer kitchen that will encroach past the rear setback and will exceed the maximum hard surface area allowed.

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After

deliberation, it was moved by Andrew Freeman and seconded by John Brown to approve the variance requests on the conditions:

- Owner must submit a sealed comprehensive drainage plan. Sealed Drainage plans must be sealed by a licensed registered landscape architect certified with the American Society of Landscape Architect or registered professional engineer certified with the Texas Board for Professional Engineers.
- Owner must reduce the overall hard surface area to not exceed 58-60%. Reduction in hard surface area should be reflected in revised site plan.
- Waterfall height must be reduced to not exceed 6' in elevation from grade.
- Pool may not encroach the rear or side easement. Pool decking may encroach by the amounts currently existing.

The motion carried unanimously. The committee recommended the circular portion of the driveway be modified to a design that is less serpentine and uses smoother curvature throughout for easier traversal. The committee also recommended the use of permeable pool decking to both reduce the overall hard surface area and allow for easier removal from any easement should the easement holder require access.

4. Variance request for a swimming pool, with incorporated water features, that encroaches the rear and side easements and setbacks, and includes a waterfall that will exceed the maximum height allowed.

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by John Anderson and seconded by Bob Adams to approve the variance requests on the conditions:

- Owner must submit a sealed comprehensive drainage plan. Sealed Drainage plans must be sealed by a licensed registered landscape architect certified with the American Society of Landscape Architect or registered professional engineer certified with the Texas Board for Professional Engineers.
- Owner must reduce the overall hard surface area to not exceed 58-60%. Reduction in hard surface area should be reflected in revised site plan.
- Waterfall height must be reduced to not exceed 6' in elevation from grade.
- Pool may not encroach the rear or side easement. Pool decking may encroach by the amounts currently existing.

The motion carried unanimously. The committee recommended the circular portion of the driveway be modified to a design that is less serpentine and uses smoother curvature throughout for easier traversal. The committee also recommended the use of permeable pool decking to both reduce the overall hard surface area and allow for easier removal from any easement should the easement holder require access.

5. Variance request for a proposed remodeled second-story balcony with an incorporated staircase that will encroach past the rear and side setbacks.

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by Andrew Freeman and seconded by John Brown to approve the variance requests on the conditions:

- Owner must submit a sealed comprehensive drainage plan. Sealed Drainage plans must be sealed by a licensed registered landscape architect certified with the American Society of Landscape Architect or registered professional engineer certified with the Texas Board for Professional Engineers.
- Owner must reduce the overall hard surface area to not exceed 58-60%. Reduction in hard surface area should be reflected in revised site plan.
- Waterfall height must be reduced to not exceed 6' in elevation from grade.
- Pool may not encroach the rear or side easement. Pool decking may encroach by the amounts currently existing.

The motion carried unanimously. The committee recommended the circular portion of the driveway be modified to a design that is less serpentine and uses smoother curvature throughout for easier traversal. The committee also recommended the use of permeable pool decking to both reduce the overall hard surface area and allow for easier removal from any easement should the easement holder require access.

6. Rehearing regarding the Development Standards Committee action for the proposed and existing paving which includes driveway & borders, walkways, paving and pool decking that exceed the maximum hard surface area allowed for the lot, and pavers that do not respect the rear ten-foot easement which was reviewed by the full committee and acted on at the meeting of September 3, 2025.

27 Doeskin Place

Lot 36 Block 03 Section 59 Village of Alden Bridge

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Dan Kolkhorst to affirm the DSC original action. Confirm the area identified as section B2 on the attached survey, is hard surface and is calculated as hard surface. Owner must revise and resubmit so that the overall hard surface area calculation does not exceed 55% total hard surface on the lot and requires a sealed drainage plan in accordance with the committee's original action. Staff to review final submission for verification of compliance with the Committee's action. The motion carried unanimously.

7. Variance request for a concept new home construction resubmission that exceeds the maximum living area allowed, includes a driveway that exceeds the maximum width allowed and has material that is not in adherence to the Residential Standards, and includes a walkway that exceeds the maximum width allowed per the Standards.

108 S. Timber Top Drive

Lot 4, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by John Anderson and seconded by Andrew Freeman to approve the concept on the following conditions:

- Owner must revise and submit a final application which reduces the total hard surface area to not exceed 48%. Final application must be complete with all required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and complete sample board including any renderings or color and material specifications.
- Owner must modify driveway material to a material that meets the Residential Standards for driveways.

Prior to any demolition, the owner must:

- Install Construction fencing, tree protection fencing, and erosion control fencing. Fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Upon verification of construction fencing, and inspection of utility disconnect, a demolition permit can be issued.

The motion carried unanimously.

8. Rehearing request for a proposed home gym that encroaches the rear and side setbacks and does not include sealed plans.

26 E Wedgewood Glen

Lot 10, Block 06, Section 11 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representatives, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Anderson to approve the rehearing. The item will be scheduled for review at the next available Development Standards Committee meeting of June 3rd. The motion carried unanimously.

9. Rehearing regarding the Development Standards Committee action for an existing walkway and paving that exceeds the maximum allowed width and is not one foot from the property line, that was heard at the meeting of October 1, 2025.
59 Paloma Bend Place
Lot 11, Block 01, Section 25 Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve and require homeowner to adhere to the original action below.
- Adhere to the submitted sealed drainage plan and require installation within 90 days.
 - Remove glue & stains from walkway in front of right-side fence or submit application to replace with alternate material to enhance the walkway.
 - Reduce walkway width by removing at least 1' of the concrete walkway (portion behind the gate) along the side property line to the rear corner of the dwelling.
 - Reduce width of walkway after the ac units to a maximum width of six (6) feet
- The motion carried unanimously. John Anderson was not present for the motion.
10. Consideration and Discussion regarding options for a revised retaining wall plan and associated fencing.
62 Thistle Wind Ct.
Lot 06, Block 02, Section 15 Village of Indian Springs TWA
This item was heard by the full committee. The committee considered and discussed potential options with the representative present. There was no action taken on this item.
11. Variance request for existing artificial vegetation located on a driveway entry gate and fence.
19 Broadweather Place
Lot 88 , Block 01 , Section 50 Village of Alden Bridge
This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments and samples provided by the representative, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Bob Adams to deny the variance request. The committee suggested the owner submit a new application for a driveway gate and fence which would be in accordance with the Residential Development Standards. The committee recommended a wooden design. The committee granted the owner through September 2026 to submit an application for a new design. The artificial vegetation would be allowed to remain through the application process or until the new fence is constructed. If an application for a new gate/fence is not received by the end of September 2026, the artificial vegetation must be removed by the end of September 2026. Upon approval, the owner will have until the end of March 2027 to construct the new gate & fence and meet all conditions of approval. The new application is to be reviewed as a stand alone application. The motion carried unanimously.
12. Variance request for existing solar lighting located in the Street Right-of-Way.
1911 N Red Cedar Cir
Lot 42, Block 02, Section 10 Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the bollards in the street right-of-way. Approval by the Plan Review Committee does not constitute approval by the county or any other entity. Any improvement constructed within an easement or in county jurisdiction without the consent of the easement holder is subject to removal. The motion carried unanimously. John Anderson was not present for the motion.
13. Variance request for an existing play structure that exceeds the maximum elevated floor and total height allowed, and encroaches into the rear easement.
1 Twelve Pines Court
Lot 20, Block 01, Section 14 Village of Panther Creek
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve on the condition homeowner adheres to the submitted landscape plan, which should also include a plan to screen the structure from the street, which should include

planting tall, native evergreen trees to achieve this screening, a minimum of 7' tall at time of planting, to soften and screen the view of the structure. In addition, structure should pass a 3rd party inspection, which should be submitted to staff as part of the conditions of approval. The motion carried unanimously. John Anderson was not present for the motion.

14. Variance request for an existing patio cover with an incorporated fireplace that encroaches the rear setback and easement.

82 Gildwood Place

Lot 09, Block 02, Section 13 Village of Creekside Park West

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by John Anderson and seconded by Andrew Freeman to deny the variance and require the homeowner revise and resubmit a new application for an improvement that would encroach no more than 5' into the rear setback and would remain entirely out of the easement. Additionally, the committee required the revised patio cover use a hip style roof. The motion carried unanimously.

15. Variance request for proposed concept room expansion that exceeds the maximum living area allowed.

38 Tender Violet Place

Lot 20, Block 02, Section 37 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve on the condition that a final submission with a full set of sealed plans are submitted in accordance with the Residential Standards. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Improvement must meet code and pass inspection. Staff to review final submission for verification of compliance with the Committee's action. The motion carried unanimously. John Anderson was not present for the motion.

16. Variance request for an existing walkway which does not comply with the Neighborhood Criteria.

3 Ivy Garden Street

Lot 26, Block 03, Section 55 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to deny as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the walkway from the lot when the walkway is no longer in use, when the owner moves, sells or transfers title, is no longer the primary resident or when the structure is in disrepair, whichever comes first. Memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, the committee advises the staff to draft an amendment to the existing Neighborhood Criteria to accommodate for ADA compliance without variance request. Draft revisions must be presented to the Development Standards Committee at a later meeting for review and final approval prior to recording in real property records. The motion carried unanimously. John Anderson was not present for the motion.

17. Variance request for the existing front walkway that exceeds the maximum hard surface area allowed.

30 S. Hawthorne Hollow Circle

Lot 79, Block 01, Section 86 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to the next meeting. The motion carried unanimously. John Anderson was not present for the motion.

18. Variance request for existing walkways that encroach the side easements, are not a minimum of one-foot away from the property line, exceed the maximum hard surface area allowed, and exceed the maximum width allowed.

30 S. Hawthorne Hollow Circle

Lot 79, Block 01, Section 86 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to the next meeting. The motion carried unanimously. John Anderson was not present for the motion.

19. Consideration and action regarding an appeal of the disapproval of a tree removal application.

19 Blairs Way

Lot 01, Block 02, Section 23 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve on the condition two 45-gallon native canopy trees are replanted in the front yard. The motion carried unanimously. John Anderson was not present for the motion.

20. Variance request for a proposed patio cover with an incorporated summer kitchen and fireplace that encroaches the rear setback.

22 Mayapple Blossom Place

Lot 22, Block 01, Section 34 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve on the condition the owner plants native evergreen vegetation to the rear and right side neighbors that will soften and screen the view of the structure. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Improvement must meet code and pass inspection. The motion carried unanimously. John Anderson was not present for the motion.

21. Consideration and action for a Short-Term Rental

18 Wintergreen Trail

Lot 40, Block 01, Section 48 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to table the item to a future meeting. The motion carried unanimously. John Anderson was not present for the motion.

22. Consideration and action for a Short-Term Rental

46 Biscay Place

Lot 13, Block 01, Section 21 Village of Cochran's Crossing

This item was withdrawn and was not heard by the committee.

23. Consideration and action of Short-Term Rental renewal.

96 N Deerfoot Circle

Lot 27, Block 01, Section 28 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by May 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously. John Anderson was not present for the motion.

XII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

The committee took no action on this item.

XIII. Development Standards Committee Member Comments

The committee thanked everyone for their attendance. Arthur Bredehoft stated that Tricia Danto's absence from this meeting was an excused absence and that an item for the consideration concerning committee member absences will be added to future committee meeting agendas.

XIV. Staff Comments and Reports

Kimberly McKenna informed the committee that she will be attending the Board of Directors meeting to address the public regarding the proposed public fee structure for the Covenant Administration Department.

XV. Adjourn

There being no further business, there was a motion to adjourn at 8:53p.m. by John Anderson with a second by Bob Adams. The motion carried unanimously.

Development Standards Committee Meeting of

Name (Please Print)	Representing	Address	Agenda #
Lisa Bauer (owner)		53 Doe Run	1-5
David P Harris	Rand Corp	6750 W Loop SE SE Bell	A & B
Guillermo Sierra	CONTRACTOR	108 S. TIMBER TOP	#7
Steven Rector	TWMC	2200 Lake Woodlands	G
Adrienne Miller	monarch+mar	53 Doe Run	1-5
MIKE CHRISTOPHER	TWMC	2200 LAKE WOODLANDS	G
Cassy Eriksson	Self	19 Broadweather Pl.	11
Matthew Overstake	Self	26 E Wedgewood Glen	8
Juan Hernandez	Self	108 S. Timber Top	7
Israel Sierra	Self	108 S Timber Top	7
KEVIN KEYES	SELF	1755 Woodstead Ct.	C-D
Josh Frank	Self	62 Thistle Wind Ct	10